

**EVALUATION OF PROPOSED NEEDS PROJECT**  
**RALEIGH COUNTY**

REPORT PREPARED BY:  
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

DECEMBER 2015

## **PROJECT ABSTRACT**

Raleigh County requests SBA funds in an amount of up to \$20,000,000 and will be providing \$20,815,548 in local funds, for a total of \$40,815,548. These funds will be used for a new Crab Orchard Elementary and renovations and additions to Shady Spring High School. Should this project be funded, Lester, Sophia-Soak Creek, and the existing Crab Orchard Elementary Schools will close and overcrowding at Shady Spring High School will be eliminated.

## **INTRODUCTION**

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Raleigh County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed with Mr. Ben Ashley, SBA; Mr. David Price, Kenny Moles and Miller Hall of Raleigh County Schools, to review the submitted information and verify the severity of need for this project in relation to all other projects.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

## THE PROPOSED PROJECT

Raleigh County proposes the construction of a new Crab Orchard Elementary School and additions and renovations to Shady Spring High School at a cost of \$40,815,548. This project is part of the current comprehensive educational facilities plan and would affect 1597 students and would address numerous health and safety issues. These buildings will meet economies of scale guidelines. The 8<sup>th</sup> year enrollment for Crab Orchard Elementary School is projected to 559 and 1,000 for Shady Spring High School. Annual savings of \$17,472 are expected as a result of this project. A cost avoidance of \$31,280,086 is expected as a result of this project. The educational environment will improve as a result of these facility upgrades. Once completed, adequate space for projected enrollment will be provided in the upgraded facilities. Student travel time will be affected by this project.

---

---

---

---

---

## EXISTING BUILDING EVALUATION

### Crab Orchard Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 18
- 2nd Month Enrollment: 314
- Building Utilization: 74%
- Site Size: 8 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 37,193
- Number of Additions: 5
- HVAC System: Gas/Adequate
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Fair

## EXISTING BUILDING EVALUATION

### Lester Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 10
- 2nd Month Enrollment: 152
- Building Utilization: 73%
- Site Size: 5 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Adequate
- Building sq/ft: 25,092
- Number of Additions: 1
- HVAC System: Gas/Adequate
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Fair

## EXISTING BUILDING EVALUATION

Sophia-Soak Creek Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 15
- 2nd Month Enrollment: 321
- Building Utilization: 96%
- Site Size: 7 acres
- Site Access: Inadequate
- Site Adequacy: Inadequate
- Parking Adequacy: Adequate
- Building sq/ft: 37,193
- Number of Additions: 3
- HVAC System: Gas/Adequate
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Fair

## EXISTING BUILDING EVALUATION

### Shady Spring High School

- Grade Configuration: 9-12
- Number of Classrooms: 38
- 2nd Month Enrollment: 826
- Building Utilization: 90%
- Site Size: 23 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Inadequate
- Building sq/ft: 84,870
- Number of Additions: 2
- HVAC System: Gas/Adequate
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Good

## PROJECT STATUS

Listed below are project activities that have been completed to date.

- Raleigh County has hired PCS as a Construction manager and OWPR Architects as the architect for these projects. PCS has provided the preliminary budget.
- The county has worked extensively with the SBA staff and design professionals on the program of spaces for both projects and significant educational innovations are planned for the high school.
- It is the intent of the county to complete schematic design for the Shady Spring High School project prior to SBA funding. The elementary school portion of this project is on hold pending SBA funding.

## PROJECT COMMENTS

- Approximately 550 students from the three elementary schools slated for closure will attend the new elementary school. The remaining students will be redistricted to the currently under-utilized Fairdale and Coal City Elementary Schools.
- Should this project be funded, all six portables that are currently on-site at Shady Spring High School will be removed from operation in Raleigh County. STEM/STEAM classrooms and curriculum will be introduced at Shady Spring High School at the completion of this project.

## COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$20,000,000
Local Funds	\$20,815,548
<b>PROJECT TOTAL:</b>	<b>\$40,815,548</b>

**Bonding Capacity:**      **\$164,714,615**      **Available Bonding Capacity:** **\$164,714,615**  
**Excess Levy Capacity:**   **\$ 24,450,877**      **Available Levy Capacity:**      **\$ - 0 -**

### HISTORY OF SBA FUNDING

- **Net:**                      **\$ 5,877,416.03**
- **Need:**                 **\$37,270,280.18**
- **MIP:**                  **\$ 2,652,310.22**
- **Emergency:**        **\$ 2,000,000.00**
- **School Safety:**      **\$ 1,359,001.90**
  
- **Total Allocations:**   **\$49,159,008.33**

### NEEDS PROJECT(S)

**Bradley ES – A/R**  
**Daniels ES – A/R**  
**New Fairdale ES**  
**New Grey Flats ES**  
**New Trap Hill MS**  
**New Beckley Stratton MS**  
**New Shady Spring MS**  
**Independence HS – A/R**  
**Shady Spring HS-A/R WWHS-Ren.**  
**New Marsh Fork ES**  
**Park MS Addition**